

WARREN PLANNING BOARD  
MINUTES OF JULY 11, 2012

Present: Mrs. Susan Libby; Vice-Chairman, Mr. Peter Krawczyk, Mrs. Melissa Sepanek and Town Planner, William Scanlan

Absent: Mr. Bill Ramsey; Chairman and Mr. David Messier

Attendees: Janet and Jon Callahan

---

Opened the Meeting at 6:00 PM

**Comments and Concerns: None**

Motion to accept the Minutes of June 20, 2012 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$71.20 and \$99.68 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign the invoices for Wm. Scanlan in the amount of \$780.00 and \$1,300.00 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

Motion to sign the WB Mason invoice in the amount of \$31.11 made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous.

The Board reviewed upcoming Public Hearings for the Town of Palmer.

**6:15 PM – Continuation of the Public Hearing for Michael Garrepy** on his request for Site Plan Review #15. After two separate attempts by Mrs. Acerra, there has been no confirmation of approval by Mass Highway regarding his application for entrance onto a state highway. In light of no response from the state, the following motion was made:

Motion to continue the Public Hearing for Michael Garrepy on SPR#15 pending Mass Highway approval to Wednesday, August 15, 2012 at 6:15PM. In the meantime, an additional attempt will be made by our office. Notification will be sent to Mr. Garrepy advising him of the status of his application.

**Major Development Bylaw:** This bylaw concept was previously discussed in the spring, which at the time was scheduled to go before the voters at the Annual Town Meeting in May. In light of public response, the Board held off on presenting it in order for citizen comments to be incorporated into a new draft.

The draft that was presented this evening specifically addresses property that is owned by Rolling Hills Estates Realty Trust (RHERT). Mr. Scanlan stated that the property could be addressed as an overlay district or as another option, would be to create a new district. Again, this is in keeping with the recommendations of the Master Plan. An overlay district would allow

uses that are currently allowed by zoning in addition to uses allowed under the proposed Major Development Bylaw. Mr. Callahan also suggested that the Board speak with George Shields seeing that he owns a large portion of land adjacent to RHERT property. Both Jon and Janet Callahan expressed concern over the percentage under Section 14.4.5 (Dimensional Standards). They feel that the height versus width guidelines could become restrictive if the maximum 6 stories are used. Janet Callahan referenced the Home Depot Distribution Center in Westfield as a prime example.

In further discussion the Board was agreeable to use DEP standards for noise restrictions and to require traffic studies versus leaving it to the discretion of the Planning Board. The use of billboards was discussed and all were in agreement to allow the use seeing that it would only apply to one westbound parcel.

Consideration and changes will be made to the draft and discussed further at a future meeting.

Tentative meeting dates have been set for July 25<sup>th</sup> and August 15<sup>th</sup>.

Motion to Adjourn made by Mrs. Sepanek; second: Mr. Krawczyk – unanimous at 8:25 PM.

Respectfully submitted,

Rebecca Acerra  
Secretary

Date Approved\_\_\_\_\_